

City Council
Atlanta, Georgia

06-0-1798

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-78
Date Filed: 7-10-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1059 Grant Street, S.E., and 1084 and 1090 Hill Street, S.E.,** be changed from I-1 (Light Industrial) and R-5 (Two-family Residential) Districts to the MRC-3 (Mixed Residential Commercial) District,, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 42, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Legal Description

1059 Grant Street
Owner: Jay Kessler

All that parcel or tract of land lying and being in Land Lot 42 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Tract I

Beginning at the end of the Westerly right-of-way limits of Grant Street (right-of-way varies) at an iron pin, set; thence running South 89°59'17" West a distance of 81.01' to a rebar, found; thence continuing North 00°37'13" East a distance of 50.15' to a rebar, found; thence continuing South 89°48'24" West a distance of 238.74' to an iron pin, set; thence continuing North 00°05'43" East a distance of 121.83' to an iron pin, set; thence continuing North 89°48'24" East a distance of 15' to an iron pin, set; thence continuing North 00°05'43" East a distance of 29.80'; thence continuing South 89°53'25" East a distance of 307.20' to a rebar, found; thence continuing South 00°55'43" West a distance of 200.44' to the point of beginning.

Tract II: being lots 12 and 13 of Block "A"²

Beginning along the Easterly right-of-way limits of Hill Street (a 50' right-of-way) at a rebar, found; thence running North 00°16'08" East a distance of 121.83' to a rebar, found; thence continuing North 89°48'24" East a distance of 185.20' to an iron pin, set; thence continuing South 00°05'43" West a distance of 121.83' to an iron pin, set; thence continuing South 89°48'24" West a distance of 185.57' to the point of beginning.

